

# BOARD OF ZONING APPEALS

## CITY OF MILWAUKEE

REGULAR MEETING – May 3, 2001  
City Hall, Common Council Committee Room 301-B

### *MINUTES*

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-27, 29-49*)

**Members:** Henry P. Szymanski (*voting on items 1-29, 31-49*)  
Scott R. Winkler (*voting on items 1-31, 33-49*)  
Catherine M. Doyle (*voting on items 4-34, 36-41, 43-48*)  
Roy B. Nabors (*voting on items 2-49*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 1-3, 28, 30*)  
Donald Jackson (*voting on items 1-3, 35, 42, 49*)

START TIME: 2:10 p.m.

END TIME: 6:50 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23322 Special Use	Wisconsin Correctional Service; Lessee Stephen B. Swigart, Exec. Director  Request to occupy 20,000 sq. ft. of the premises as a health clinic.	3716 W. Wisconsin Av. A/K/A 3716-32 W. Wisconsin Av. 16th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, C. Zetley Abstained.	
2	23434 Appeal	Einar & Ellen Tangen  Request to appeal the determination of the Commissioner of City Development that parking is not required.	1508 N. Cass St. 3rd Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Roy Nabors.	
	Vote:	3 Ayes - Jackson, Nabors, Cameron; 0 Nays, 2 Abstentions - Zetley, Winkler.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23407 Special Use	Edward Byas, Janice Byas, Darice Bealin Property Owner  Request to construct an 80 ft. monopole tower on the premises.	4510 W. Burleigh St. A/K/A 4508-14 W. Burleigh 7th Dist.
	Action:	Denied	
	Motion:	Georgia Cameron moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23480 Change of Operator	Fatima Ali, Lessee  Request to continue occupying the premises as a grocery store.	2201 W. Orchard St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23489 Extension of Time	New Hope Baptist Missionary Church Rev. Archie Ivy; Property Owner  Request to comply with the conditions of case No. 22851.	2464 W. Atkinson Av. A/K/A 2460 W. Atkinson Ave. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23473 Special Use	Stoke's Nest Child Care/Preschool Center Marie Stokes; Lessee  Request to occupy the premises as a day care center for 30 children ages 6 wks. - 12 yrs., from 6:00 a.m. to 11:30 p.m. Monday - Friday.	2378 N. Martin L King Dr. A/K/A 2376-78 N. MLK Dr. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23484 Change of Operator	John Brown, Lessee  Request to continue occupying the premises as a pet supply store.	1000 E. Center St. 6th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	23486 Special Use	White's Academy & Child Development Center Lanell White; Property Owner  Request to occupy the premises as a day care center for 60 children, ages 4 wks. - 11 yrs., Monday - Friday 6:00 a.m. - 12:00 a.m.	4020 W. Burleigh St. A/K/A 4020-22 W. Burleigh St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23491 Special Use	Curative Rehabilitation Services Prospective Buyer	6700 W. Forest Home Av. 11th Dist.
		Request to occupy the premises as a social service facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That both driveways on W. Forest Home Avenue be narrowed so that the approaches do not extend past the on-site parking stalls.</p> <p>5. That landscaping and screening is provided which meets the intent of s.295-75 of the City Code.</p> <p>6. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23478 Special Use	James H. Finn III, Property Owner  Request to occupy the premises as an office, a photo studio, rehearsal studios, and 5 live-work units.	703 S. 2nd St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant provide proof that they have permission to park on the adjacent parking lot to the south.</li> <li>5. That the parking lot directly to the south of the building is paved pursuant to the Milwaukee Code of Ordinances.</li> <li>6. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>7. That signage is limited to the sign band above the storefront windows.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23503 Special Use	Muhammad Magbool, Lessee  Request to occupy the premises as a wholesale trade facility.	720 W. Historic Mitchell St. A/K/A 720-22 W. Historic Mitchell St. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>5. That signage is limited to the sign band above the storefront windows.</p> <p>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	
12	23504 Dimensional Variance	Salvatore Purpero, Property Owner  Request to construct an addition to an existing manufacturing building in the required annexed territory.	851 W. Grange Av. A/K/A 849-51 W. Grange Ave. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	

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13	23506 Dimensional Variance	Fred R. Schneider, Property Owner  Request to raze the existing garage and construct a new garage on the premises.	3020 S. Wentworth Av. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
14	23513 Dimensional Variance	City of Milwaukee; Property Owner c/o Marva Monroe  Request to construct a new single-family, two-story dwelling without required east side setback.	9750 W. Darnel Ave. . 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
15	23429 Special Use	M&I Marshall & Ilsley Bank By: George Vignyovich  Request to construct a new bank with a drive through facility on the premises.	2701-29 W. National Av. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
16	23517 Special Use	Salvation Army Major Bruce B. Bailey, Div. Commander;  Request to construct a new entrance addition and office space to the existing facility.	4129 W. Villard Av. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	
17	23482 Special Use Dismissed	Miss Daisy Day Care, Prospective Buyer  Request to continue occupying the premises as a day care center for 70 children, ages 6 wks. - 12 yrs., from 6:00 a.m. to 12:00 a.m.	7261 W. Appleton Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	



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18	23327 Special Use	Towne Realty, Inc. Thomas G. Bernacchi, CPM;  Request to continue occupying the premises as a commercial surface parking lot.	1133 N. 5th St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all previous conditions of the Board regarding this property are complied with.</li> <li>5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	23505 Use Variance	Task Force on Family Violence of Milwaukee, Inc., Lessee  Request to occupy a portion of the premises as an office and social service facility.	1400 N. 6th St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.	
20	23497 Dimensional Variance	Milwaukee County Parks Department By: Susan L. Baldwin  Request to construct a new park pavilion on the premises.	2828 N. Humboldt Bl. A/K/A 1321 E. Locust St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	

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21	23499 Special Use	Tasty Meal, Inc. Harwinder Singh; Prospective Buyer  Request to occupy the premises as a type 'B' restaurant.  Action: Granted 5 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the applicant take all necessary measures to control litter, loud noise, and loitering on the premises, including, but not limited to hiring private personnel.  5. That the unused driveway on W. Center Street is properly closed with sidewalk and curb & gutter.  6. That access to the alley is eliminated by means of some type of physical barrier.  7. That the petitioner comply with all conditions of the Board of Zoning Appeals for the previous special use.  8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	307 E. Center St. 6th Dist.
22	23501 Special Use	Bulk Petroleum Corporation Darshan S. Dhaliwal; Property Owner  Request to raze the existing facility and construct a new motor vehicle pumping station with a convenience store on the premises.  Action: Adjourned  Motion: This item was adjourned by the Dept. of City Development and will be rescheduled at the next available hearing.	425 E. Capitol Dr. 6th Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
23	23476 Use Variance	Elizabeth Taylor, Lessee  Request to continue occupying the premises as a tavern.	2901 N. 23rd St. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	
24	23487 Special Use	God Chosen Childcare Joseph and Angela Phipps; Lessee  Request to occupy the premises as a day care center for 40 children, ages 6 wks. - 12 yrs., from 6:00 a.m.- 12:00 a.m.	6125 N. Teutonia Av. A/K/A 6063-6159 N. Teutonia Ave. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for day care centers.</p> <p>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

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25	23443 Use Variance	Ameritech Denise Waite, Right of Way Manager	3800-40 S. 84th St. 11th Dist.
		Request to construct an underground telecommunications vault in the front yard.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That upgraded landscaping &amp; screening plans for the telecommunications vault are submitted to the Department of City Development which screen the vault from neighboring property and include plant species name, and specifications regarding plant height and spread.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	

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26	23440 Use Variance	Ameritech Denise Waite, Right of Way Manager  Request to construct an underground telecommunications vault in the side street yard.	5309 W. Oklahoma Av. A/K/A 3130 S. 54th St. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That upgraded landscaping &amp; screening plans for the telecommunications vault are submitted to the Department of City Development which screen the vault from neighboring property and include plant species name, and specifications regarding plant height and spread.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	
27	23401 Appeal of an Order	R. L. McNeely, Property Owner  Request to appeal the order of the Commissioner of Neighborhood Services determining the use of the premises to be a three-unit dwelling.	3907-09 N. Sherman Bl. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the applicants request and will be rescheduled at the next available hearing.	

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28	23483 Dimensional Variance	Branko Radicevic, Property Owner  Request to allow the existing outdoor storage lot, constructed contrary to the approved permit, to remain without code required landscaping.	537 S. 2nd St. 12th Dist.
	Action:	Adjourned	
	Motion:	Craig H. Zetley was recused. Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained - Winkler.	
29	23488 Special Use	Joseph G. Halser III, Property Owner  Request to occupy the premises as a type 'A' restaurant and tavern.	5917 S. Howell Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That the front setback along Howell Ave. is planted with grass or other plant materials.</p> <p>6. That the petitioner agrees to market the remaining developable portion of the site (approximately 3 acres) for industrial use.</p> <p>7. That signage along Howell Ave. is limited to a maximum of 40 square feet.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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30	23376 Dimensional Variance	North Milwaukee State Bank By: Lawanda Baldwin  Request to construct a 60 sq. ft. ground sign on the premises.	9049 N. 76th St. 15th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.</p>	



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31	23500 Use Variance	Talib Al-Maghrabi; Lessee Tommy High Performance  Request to occupy the premises as a motor vehicle repair facility with body bumping & painting and electronics installation center.	4509 W. North Av. A/K/A 4503 W. North Av. 17th Dist.
	Action:	Granted 4 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there is no outdoor storage of tires, auto parts, nuisance vehicles, junk or debris.</li> <li>5. That no work or storage of vehicles occurs in the public right of way.</li> <li>6. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>7. That all work is conducted inside of the building with the overhead doors closed.</li> <li>8. That no parking of vehicles associated with this use be parked in the alley or on neighboring properties without permission.</li> <li>9. That the applicant provide a contact phone number to the alderman, the Board, and any resident who requests it.</li> <li>10. That this Special Use and this Variance are granted for a period of four (4) years, commencing with the date hereof.</li> </ol>	

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32	23330 Special Use	Faith Temple Pentecostal Church Elbert, Jr. & Gloria Wren  Request to continue occupying the premises at 2412-16 W. Lisbon Ave. as a church and expand into the existing building at 2406-10 W. Lisbon Ave.	2410 W. Lisbon Av. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the petitioner submit a revised site and landscaping plan indicating the code required parking to the Department of City Development for approval within thirty (30) days of the date hereof. Implementation of the site plan, including all code required parking, is to occur within sixty (60) days of the approval by the Department of City Development.  5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	
33	23472 Dimensional Variance	Virginia B. Boyde, Property Owner  Request to occupy the premises as a Community Living Arrangement (CLA) for 6 children.	4508 N. 29th St. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
34	23479 Dimensional Variance	Latanya Johnson, Property Owner  Request to occupy the premises as a group home with a maximum of 8 clients.	5324 N. 56th St. 1st Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
35	23490 Dimensional Variance	Folake Rose Adeniyi, Prospective Buyer  Request to occupy the premises as a Community Based Residential Facility (CBRF) with a maximum of 8 clients.	5605 W. Custer Av. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine M. Doyle was recused. Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
36	23462 Special Use	John O. Bell, Property Owner  Request to occupy the premises as a temporary shelter care facility for a maximum of 14 clients.	4576 N. 31st St. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use and Variance are granted for a period of two (2) years, commencing with the date hereof.	
37	23447 Special Use	Joel J. Kinlow, Property Owner  Request to occupy the premises as a temporary shelter care facility for twenty children.	5185 N. 35th St. A/K/A 3501 W. Villard 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the applicants request and will be rescheduled at the next available hearing.	
38	23421 Dimensional Variance	Richard W. Greenup Jr., Property Owner  Request to convert the existing two-family dwelling into a three-family dwelling.	3054-56 N. Farwell Av. 3rd Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 S.Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	23502 Special Use	Candice Wells, Lessee  Request to occupy a portion of the premises as a personal service facility (nail salon).	1007 N. Cass St. A/K/A 1007-23 N. Cass St. 4th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	23449 Special Use	Alderson Academic Academy of Higher Learning Maurice Alderson; Lessee	7982 W. Appleton Av. A/K/A 7982-84 W. Appleton 5th Dist.
		Request to occupy the premises as a day care center for 14 children, ages 2-7 yrs., from 5:30 a.m.-12:00 a.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday.	
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy certificate and complies with all State commercial code requirements for day care centers.</p> <p>5. That the outdoor play area is not used after 7:00 P.M.</p> <p>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23469 Use Variance	Lion of Judah Worship Church, Inc. Larry Shaw; Lessee  Request to occupy the premises as a church.	7620 W. Center St. A/K/A 7610-20 W. Center 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the windows along Center St. remain as clear glass and are maintained in an attractive manner.</p> <p>5. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	23465 Special Use	Ashleys Multicultural Child Care Inc. Lisa Ashley; Prospective Buyer	9111 W. Lisbon Av. 5th Dist.
		Request to occupy the premises as a day care center for 45 children, ages 2 wks. - 12 yrs., from 6 a.m. to 6 p.m.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the petitioner obtains a certificate of occupancy and complies with all State commercial code requirements for day care centers.</li> <li>5. That a loading zone is obtained along the westerly half of the parcel.</li> <li>6. That parents be advised that it is illegal to park in the bus stop along the easterly half of the parcel.</li> <li>7. That signage is limited to a maximum of 40 square feet.</li> <li>8. That a six (6) ft. wooden opaque fence be installed around the play area.</li> <li>9. That the play area not be utilized before 9:00 a.m.</li> <li>10. That no child drop off/ pick up occur in the alley.</li> <li>11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	



<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23468 Dimensional Variance	Robert A. Truchan, Property Owner  Request to construct a 12' x 16' addition to the existing garage.	2768 N. Weil St. 6th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the addition is no closer than ten (10) ft. to any other structure.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23457 Special Use	Dhaliwal Children's Trust of 1984 By: Jason Thompson	2008 W. Center St. 7th Dist.
		Request to raze existing pumping station and construct a new motor vehicle pumping facility with a convenience store.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That site illumination plans are submitted and that site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>5. That signage for the pylon sign does not exceed a maximum of 40 square feet.</p> <p>6. That only one outdoor pay phone be located on site and it be located away from the residential property to the East.</p> <p>7. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>8. That this Special Use and these Variances are granted for a period of five (5) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
45	23390 Special Use	Alberto Valle, Prospective buyer  Request to occupy the premises as a motor vehicle sales business.	2059 S. Muskego Av. 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no exterior storage of tires, auto parts, nuisance vehicles, junk or other debris.</p> <p>5. That landscaping and screening plans are upgraded to meet the intent of s.295-75.</p> <p>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>7. That signage is limited to a maximum of 50 square feet.</p> <p>8. That no disabled vehicles or parts are stored outside.</p> <p>9. That no more than ten (10) vehicles are parked on-site at any one time.</p> <p>10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	
46	23452 Dimensional Variance	Glenn A. Denniger, Lessee  Request to create a third dwelling unit in what was previously a storefront.	3600 W. Rogers St. 8th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	3 Ayes - Doyle, Nabors, Winkler; 0 Nays; 2 Abstentions - Szymanski, Zetley.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	23460 Dimensional Variance	Tautila Russell, Property Owner  Request to occupy the premises as a shelter care facility (for girls) with a maximum of 8 clients.	5475 N. 41st St. 9th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant provide a contact phone number to the alderman, the Board, and any resident who requests it.</p> <p>5. That this Variance is granted for a period of two (2) years, commencing with the date hereof.</p>	
48	23398 Special Use	Amarjit S. Sandhar, Prospective Buyer  Request to raze the existing building on the premises and construct a new gas station and convenience store.	5200 W. Mill Rd. A/K/A 5204 W. Mill Road 9th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained - Zetley.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	23419 Special Use	<p>Bulk Petroleum Corporation Darshan S. Dahliwal; Property Owner</p> <p>Request to raze existing motor vehicle pumping station and construct a new motor vehicle pumping station with a convenience store on the premises.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all unused driveways are properly closed and restored with curb and gutter.</li> <li>5. That landscaping and screening plans are submitted which meet the intent of s.295-75; including an urban edge treatment along all or portions of the four street frontages.</li> <li>6. That a site illumination plan is submitted which identifies the locations and specifications for all proposed canopy and perimeter lighting and that the proposed illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>7. That the sign area for the pylon sign does not exceed the proposed 68 square feet.</li> <li>8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	<p>4427 N. Green Bay Av. 1st Dist.</p>

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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**Other Business:**

Board member Scott Winkler moved to approve the minutes of the May 3, 2001 meeting. Seconded by Board member Roy Nabors. Unanimously approved.

The Board set the next meeting for May 24, 2001.

Board member Donald Jackson moved to adjourn the meeting at 6:50 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board